



22 Beadle Way, Gunthorpe, Peterborough, PE4 7AS

 **NEWTON FALLOWELL**

4 2 2

Key Features

- Spacious Modern Townhouse
- FOUR/FIVE BEDROOMS
- Living Dining Kitchen & Lounge
- Utility Room & Downstairs WC
- En-Suite & Family Bathroom
- SOUTH-WESTERLY FACING REAR GARDEN
- GARAGE & DRIVEWAY PARKING
- EPC Rating C
- Freehold

Offers In Excess Of £280,000





This modern townhouse boasts spacious accommodation arranged over three floors to include FOUR/FIVE BEDROOMS in addition to a GARAGE and a SOUTH-WESTERLY FACING GARDEN to the rear. The ground floor accommodation hosts an entrance hall leading into an impressive open plan living dining kitchen with access onto the rear garden and a useful utility room, in addition to a ground floor WC. To the first floor a further reception room can be found in the form of the lounge, which benefits from a Juliet balcony and could be utilised as a fifth bedroom, whilst the main bedroom is also situated to the first floor and hosts both built-in wardrobes and an en-suite shower room. Three further bedrooms are positioned on the second floor in addition to the family bathroom, which provides a further three-piece white suite. Outside the rear garden is south-westerly facing and fully enclosed, being low maintenance with patio seating, summer house and gated access onto the driveway, which is accessible from the rear and leading to the garage.

Entrance Hall

Living Dining Kitchen 10'0" x 28'0" (3m x 8.5m)

Utility Room 6'0" x 6'5" (1.8m x 2m)

WC 6'0" x 5'5" (1.8m x 1.7m)

First Floor Landing

Lounge 16'5" x 11'5" (5m x 3.5m)

Bedroom One 10'0" x 10'0" (3m x 3m)

En-Suite 6'5" x 6'5" (2m x 2m)

Second Floor Landing

Bedroom Two 9'6" x 11'5" (2.9m x 3.5m)

Bedroom Three 9'6" x 10'0" (2.9m x 3m)

Bedroom Four 7'0" x 8'0" (2.1m x 2.4m)

Family Bathroom 7'0" x 6'5" (2.1m x 2m)

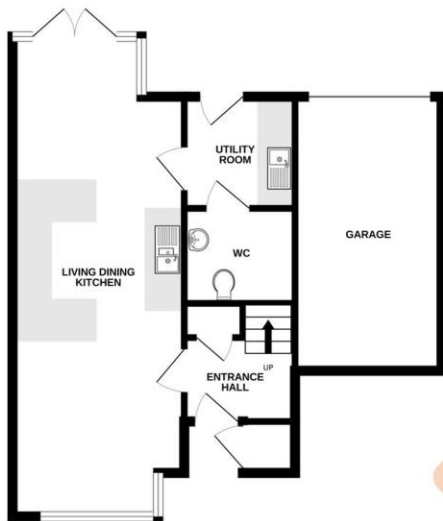
Garage

Whilst the house itself is freehold please note that the garage is leasehold and benefits from an initial 999 year lease.

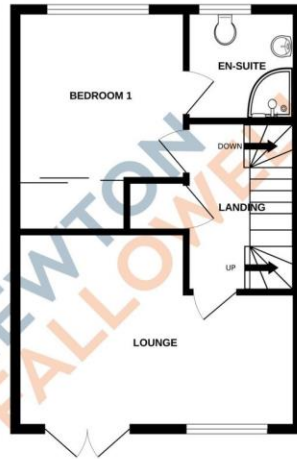
Management Fee

We are aware of a management fee paid by all properties within the development, with further details to be supplied by the homeowner.

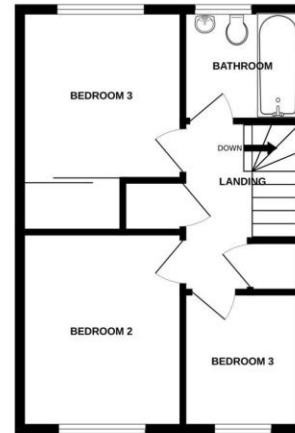
GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: C

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

NewtonFallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.